



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 27, 2016

TO: Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

**SUBJECT: Project No. 2016-000334-(4)
Conditional Use Permit No. RPPL 2016002104
HO Meeting: October 4, 2016
Agenda Item: 20**

The above-mentioned item is a request for a Conditional Use Permit (CUP) to authorize the continued operation of a 327-space mobilehome park.

On September 22, 2016, staff sent a memo to the Hearing Officer indicating staff's recommendation that the item be continued to November 15, 2016 without opening the public hearing. However, on September 26, 2016, staff received an email from a constituent (attached) requesting that the public hearing on October 4, 2016 proceed as scheduled. The constituent indicated that many people were already planning to attend the hearing on that date and that it would be difficult for them to change their plans at this time.

To accommodate this request, staff recommends that the Hearing Officer open the public hearing on October 4, 2016 to hear the staff presentation and public testimony on the project, and then continue the public hearing to November 15, 2016.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

**I, THE HEARING OFFICER, CONTINUE THE PUBLIC HEARING FOR CUP
RPPL2016002104 TO NOVEMBER 15, 2016.**

MM:CN

Carl Nadela

From: Ken Meng <kenjmeng@gmail.com>
Sent: Sunday, September 25, 2016 8:12 AM
To: Valenzuela,, Angie
Cc: Ted Ebenkamp; Carl Nadela
Subject: URGENT: Please don't cancel hearing re. Rowland Heights Mobile Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Angie,

Thank you for all your efforts to help our community these years.

We have organized around 100 people, such as the residents of Rowland Heights Mobile Estates, other supporting organizations, and the media, to attend the hearing on Oct. 4, 2016 regarding the CUP for the park owner to operate our mobilehome park. (Project No. 2016-000334-(4))

Unfortunately, we have just found online that the staff of Regional Planning recommended to cancel the hearing on Oct 4. However, the residents have prepared a long time for that day. It is not easy to organize a large group of people on a weekday to attend a hearing downtown, esp on transportation. Since we have to ask for leave from work or school to attend the hearing, and we have been preparing since a month ago, could you please help us to ensure that the date and the time of the hearing can be fixed and not changed?

We recommend that Regional Planning will proceed with the hearing on Oct. 4, and after considering residents' statements, continue the hearing at a later time. Residents want to have their time to speak in the hearing, addressing many issues relevant to the CUP that residents have with the park. The main issue is the overcrowding of the park, caused by excessive rents forcing the elderly to sublet their homes. Overcrowding is one issue, but we have also found that excessive rents affects the renewal of the CUP according to LA County Ordinance 22.52.500 L. Other issues residents have are parking, lack of modern internet service, improper notice of zoning in the rental agreement, etc. We want to note that the park is in fact two zonings, which, as you know, caused a lot of problem when Pearl of the East built a parking garage right next to residents' homes.

Can you also provide us other laws or factors that would affect the reapproval of the park's CUP to operate? We would also like to see the CUP that was approved in the past and all other documents that the park had submitted for the hearing.

Lastly, as more residents than we had initially anticipated want to attend the hearing, but don't have the means of transportation, can the county provide buses that would bring residents to the hearing like you had organized in the past?

I like to invite you to attend the hearing since the event is very important to the quality of life in our community and will further affect many other mobilehome communities in LA County.

Sincerely,
Ken Meng

President of 1441 Manufactured Home Residents Association. www.MRA1441.org
President of Coalition of Mobilehome Owners - California www.COMOCAL.org